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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F19A/0026**

**APPEAL** by Castro Cross Limited care of John Spain Associates of 39 Fitzwilliam Square, Dublin against the decision made on the 18<sup>th</sup> day of September, 2019 by Fingal County Council to refuse permission.

**Proposed Development:** Demolition of all existing structures on the site which have a total gross floor area of 3,435 square metres. The construction of two number Research and Development Buildings (Blocks A and B) with a total gross floor area of 15,092 square metres. Block A fronts onto the Swords Road and comprises 7,644 square metres of research and development floorspace over four number storeys plus plant at roof level, with the third floor setback. Block B is located to the rear of the site comprising 7,488 square metres over four number storeys plus plant at roof level with the third floor setback. The development provides for vehicular and service access from the Swords Road. A total of 184 number surface car parking space and 189 number bicycle parking spaces are provided. The proposal includes two number Electricity Supply Board substations measuring circa 28 square metres to the north of the proposed blocks. The proposal includes all associated landscaping, boundary treatments and infrastructural works/services. All at Collinstown Cross Industrial Estate, R132/Swords Road,

Swords, Co. Dublin. The site is located to the east of the R132/Swords Road and Collinstown Cross and west of Dardistown Cemetery.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

1. Having regard to the design and scale of the proposed development, the provisions of the Fingal County Development Plan 2017-2023 and the land use zoning objectives relating to the site and the constraints on employee densities arising from the location of the site within the Outer Public Safety Zone associated with Dublin Airport, the Board is not satisfied that the proposed development would represent an appropriate scale of development for the proposed and permissible uses on these zoned lands. The Board does not consider that the proposed development would be likely to comply with the recommended employee density for working premises of  $\leq 110$  persons/half hectare. It is, therefore, considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the strategic importance of the adjoining regional route (R132), the Board is not satisfied, based on the information provided, that the proposed access arrangements from the R132 would not represent a sub-optimal arrangement which would give rise to conflicting traffic movements and interfere with the safe and convenient use of this regional route and that the proposed development would not endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

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**Terry Prendergast**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2020.**